

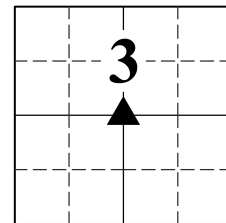
GREENE COUNTY CORNER PERPETUATION RECORD

Corner ID: Jackson_C15

Center 1/4 Corner

Section 3 - T06N - R03W, 2nd P.M.

Jackson Township, Greene County, Indiana



PERPETUATION RECORD

MONUMENT: Describe monument set or found (Include material type, scribing, distance above/below grade, dimensions.)

3/4" rebar with yellow plastic cap stamped "BLA FIRM 0030" found 4" above grade.

OTHER EVIDENCE: Describe corner location relative to nearby features and how to reach the corner location – note fences, roads, timber cutting lines, mow lines, clearings, plantings, streams, topo changes, etc.

The rebar is ~50 feet south of the westerly end of east/west wire fence remains and in a north/south fence connecting to the east/west fence. It is approximately 30 feet south of the centerline of an old road bed that is clearly defined to the east and difficult to make out to the west.

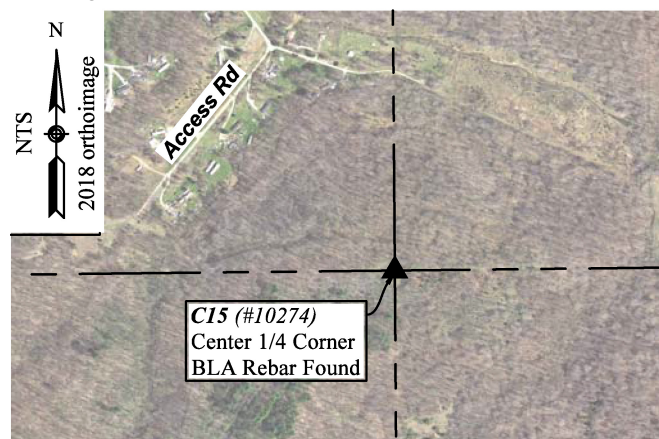
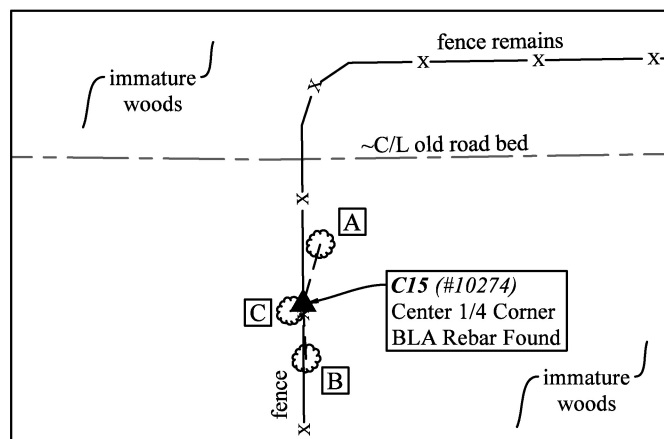
GEODETIC COORDINATES: (OSM #10274)

Northing	Easting	Datum
312947.82	892897.69	InGCS Greene Zone, US Survey Feet
1360957.18	3053504.59	NAD83(2011) IN West Zone, US Survey Feet

WITNESS MONUMENT TIES: Describe at least three witness objects.

ID	Bearing	Distance	Description
A	N 16° E	12.9'	2" mag nail and 1-1/2" orange plastic disc set in hack mark 4" above grade on the east side of a 3" dbh cedar
B	S 3° E	11.4'	2" mag nail and 1-1/2" orange plastic disc set in hack mark 4" above grade on the west side of a 3" dbh tulip poplar
C	S 61° W	3.0'	2" mag nail and 1-1/2" orange plastic disc set in hack mark 6" above grade on the northwest side of a 3" dbh dogwood with a Greene County Survey Marker sign set 5 feet above grade facing the rebar

MONUMENT LOCATION SKETCH: Attach a sketch or aerial image.



CORNER REPORT

THEORY OF LOCATION: Describe the theory of location for acceptance of this monument.

The original government land surveyors monumented the section corners and quarter corners of each section with wooden posts in the early 1800s. The task of replacing the original wooden posts with permanent objects such as stones, and setting permanent objects at the center of section and other interior aliquot corners was left to the county surveyors (in the 1800s and early 1900s) and later to local surveyors in private practice.

The standard procedure for establishing the center quarter corner of a section is by straight lines joining opposite

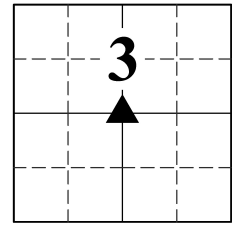
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quarter corners. When Cressy first established the Center Quarter corner of Section 3 in 1851, he did not use the standard procedure, and instead set a stone at the midpoint between the east and west quarter corners of Section 3.

The ancient Greene County Perpetuation Index books show that Greene County Surveyor William Saucerman set stones at this corner, as well as at the 16th corners to the north, south, east, and west. Unfortunately, we could not locate the underlying legal survey for the Saucerman stones, so we don't have any dimensions and we don't know what method Saucerman used to determine the Center of Section 3. We found no trace of Saucerman's stones or their accessories at this corner or at the 16th corners to the north, south, east, and west.

An old road bed was observed running east near the east/west half section line of Sections 3 & 4, beginning near the Center 1/4 corner of Section 4 (C11) and ending near the CE1/16 corner of Section 3 (C16). The old road is depicted on the 1879 Atlas of Greene County, on file at the Greene County Public Library as "IND REF 977.242 Atl" as extending to the CE1/16 corner of Section 3 (C16). On the 1957 quad map, the road only extends as far as the CW1/16 corner of Section 3 (C14). And on the 1935 plans for State Road 45, the road is shown as abandoned. We found no mention of the old road in the adjoining deeds. In many cases, old roads followed section lines.

In 1985, Edmund Farkas surveyed 375.29 acres in the north half of Sections 3 and 4. The Farkas survey included the property northwest and northeast of this corner, and was used as the basis for all of the lots in Blue Sky Addition to the north. Farkas did not establish this corner, but he did establish a 4966-foot portion of the east/west half section line of Sections 3 and 4. The centerline of the old road is depicted on the Farkas survey as approximately 32 feet north of the east/west half section line in the vicinity of this corner.

When Badger re-established the Center Quarter corner of Section 3 in 2010, he found no evidence of a monument and he did not have the Cressy or Saucerman records, so he calculated the corner using the standard procedure. The corner thus established falls in a north/south wire fence and approximately 30 feet south of the centerline of an old east/west road bed. The wire fence extends northerly for approximately 50 feet past the Badger rebar before heading east along the north side of the old road.

Proportionate measurement based on dimensions from the 1851 Cressy survey and the 1878 Clogston survey discussed in the Theory of Location for Jackson_C13 results in a theoretical location for this corner that is 12.3 feet west and 15.6 feet north of the BLA rebar.

We accepted the BLA as the corner by common report.

EXISTING SURVEY HISTORY: Include as much detail and history of the corner as known at the time of perpetuation.

ORIGINAL GOVERNMENT SURVEY:

The center of Section 3 was not established by the original government surveyor.

SUBSEQUENT CORNER RESTORATION:

Date Surveyed: 4/27/1851 By: F.B. Cressy, GCS

Where filed or recorded: Legal Survey Book 2, page 97

Monument: Set a stone at the midpoint between C13 & C17

Bearing Trees or Witness Ties:	Bearing	Distance
None		

SUBSEQUENT CORNER RESTORATION:

Date Surveyed: 6/1853 By: Wm.Saucerman, GCS

Where filed or recorded: Perpetuation Index Books

Monument: Stone

Bearing Trees or Witness Ties:	Bearing	Distance
14" Cottonwood	S 47.5 E	245.5'
5" Sarvice (service berry)	S 57°E	251.5'

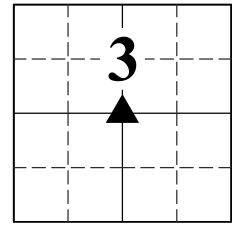
OTHER SURVEY HISTORY: Include details such as surveyor name, date, recording info, monument description, etc.

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Date	Surveyor	Description	File Location
4/27/1851	Cressy, F.B.	Legal Survey in Section 3 (Set a stone at midpoint between C13 and C17, but did not witness it)	LSB 2, pg 97
6/1/1853	Saucerman, Wm.	Perpetuation Index	GCSO
12/7/2010	Badger, Matthew G.	Woodyard Site in Sections 3, 4, & 10 (<i>Origin of BLA rebar</i>)	2011-2908
3/3/2011	Sweetland, Edward J.	Location Control Route Survey, I69 Section 4, Segment 4, West Zone, Greene County (<i>Accepted BLA rebar</i>)	2011-0881
3/3/2011	Sweetland, Edward J.	Location Control Route Survey, I69 Section 4, Segment 4, East Zone, Greene County (<i>Accepted BLA rebar</i>)	2011-0880

UNCERTAINTIES IN THE CORNER LOCATION DUE TO:

- Variances in the Monumentation: 30 feet based on the centerline of the old road bed to the north.
- Discrepancies in the Documents: Based on the theoretical location for this corner determined proportionately from legal survey distances, there are 12.3 feet of east/west uncertainty and 15.6 feet of north/south uncertainty associated with this monument.
- Inconsistencies in the lines of Occupation: 50 feet based on the fence to the north.
- Theoretical Uncertainty (Random Errors in Measurement): The Relative Positional Accuracy of this survey is within the specifications for an Indiana Rural Survey (0.26 feet plus 200 ppm) as defined in IAC 865.

PHOTO IDENTIFIED: Photograph close up photo of monument and a vicinity photo of the monument.



Photo Orientation & Description: BLA rebar at C15



Photo Orientation & Description: Looking west at C15

FIELD PERSONNEL:

Field Date: 2/15/2022 By: Rachel Oser and Phillip Oser Project : Oser Surveying & Mapping LLC Job# 10226B Corner Perpetuation Survey for Jackson Township Sections 03, 04, 09 & 10, Township 6 North, Range 3 West

BASIS OF GEODETIC COORDINATES: The basis of bearings is the Indiana Geospatial Coordinate System's (InGCS) "Greene" zone NAD 83 (2011) epoch 2010.00, NAVD 88, geoid18_conus.db3, reported in US Survey Feet and decimal parts thereof. The zone was developed to minimize the differences between ground measured horizontal distances and the corresponding grid coordinate (map) distances within the county. Coordinates are also reported in Grid North System NAD83(2011)/Indiana West NAVD 88, Epoch 2010.0000, geoid18_conus.db3, US Survey Feet.

Coordinates were established using the Javad GNSS Data Online Processing Service (DPOS) to post-process static observations collected with a Javad Triumph 3 base. Positional values of other points listed herein were determined either from static GNSS (Javad Triumph LS Rover), RTK GNSS (Javad Triumph LS Rover) or radially with a

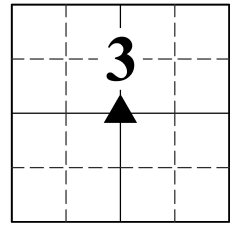
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conventional total station (Nikon Nivo) from points established by RTK GNSS. Distances to witness ties were measured with a 100-foot steel tape. Bearings to witness ties were collected with the internal magnetic compass of the Javad Triumph LS and were automatically adjusted to InGCS Greene Zone Grid North. Bearings to witness ties are approximately shown hereon for reference. Priority should be given to provided distances over bearings.

CERTIFICATION:

Rachel Oser
Indiana Professional Surveyor 21100022
Oser Surveying & Mapping LLC
4632 E Rocky Road, Bloomfield, IN 47424
(812) 320-2694 • Rachel@OserSurveying.com

Date: 2/25/2022



This document is not complete without the associated plat and report of even date.